

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Metropolitan Park 4/5 (SP #105; SP-9)

SPRC Meeting #3

February 14, 2013

Planning Commissioners in Attendance: Malis and Harner

MEETING AGENDA

This was the third SPRC meeting for this site plan project. The purpose of this meeting was to discuss Site Design and Characteristics as well as Building Architecture. The applicant (Toby Millman—Vornado/Charles E. Smith) began the presentation, which was concluded by the applicant's architect (Maurice Walters—Maurice Walters Architect, Inc.).

SPRC DISCUSSION

Site Design & Characteristics

- Context of proposed building within the Pentagon City neighborhood should be studied further.
 - Request for height profiles of buildings along South Fern Street and South Eads Street between Army Navy Drive and 15th Street South
 - Request for height profiles of buildings along 12th Street South between South Hayes Street and Jefferson Davis Highway
 - Request for profiles depicting architectural relationship of proposed building to the MetPark 3 building
- Loading and garage entries should be studied further
 - Consideration should be given to reorienting these uses to the east side of the building along South Eads Street
- Building lobbies should be studied further
- Fitness facility at the southwest corner of the building could provide other activating uses at this portion of the building
- Metropolitan Park Design Guidelines recommended tallest portions of buildings to be oriented internal to the Metropolitan Park site, the proposed building orients the tallest portion (22 stories) of the building outward
- South Eads Street sidewalk presents an opportunity for an attractive and useable public area and should be studied further.
- Grocery store elevation along South Eads Street should be studied further to avoid any blank areas of building
- Retail corners of the building should be studied further

- Doorway entrances should be in conformance with the Metropolitan Park Design Guidelines

Building Architecture

- Penthouse uses should be consistent with those permitted in the “C-O-2.5” Zoning District
- Grocery store loading area should be studied further with goal to activate this portion of building and reduce impact on 13th Street South
- Loading doors should consist of materials other than standard metal material
- Function of loading areas should be studied further
- Doorways along 13th Street South should be studied further

NEXT STEPS

- SPRC Meeting #4 to be held on March 11, 2103

SPRC Meeting — February 14, 2013

SIGN-IN SHEET

Item 1. Metropolitan Park Phases 4 & 5 (SP #105; SP-9)

7:00 p.m.

Name	Organization	Mailing Address	Email
AARON SHREIBER	CPHD	2100 CLARENDON BLVD	ASHREIBER@ARLINGTONVA.US
Wanda Pelyna	SPRC	1211 S. Eads St #1102	Arlington wlyse1988@verizon.net
Katharine Paal	Doorways for Women & Families		katharinepaal@hotmail.com
Judy Frelman	CC Res		
INTA MALIS	PC		
Doula Garner	ARCA	on file	JPG PLG1300@AOL.COM
Manny Siman	ARCA	on file	on file
Loren Helgason	Studio39 Landscape Arch.	6416 Grovedale Dr. Ste 100A, Alex. VA 22310	lhelgason@studio39.com
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Robert Gibson	Arch. DES	on file	on file
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Ellen Armbruster	TC + PAC		
Tom Kotus	SPRC	File	File
Carrie Johnson	SPRC	"	"
Arthur Fox	ARCA	on file	
Jim Oliver	AHCA	on file	on file

Rob M

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SPRC Meeting — February 14, 2013

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7:00 p.m.

Name	Organization	Mailing Address	Email
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Tom Komne	SPRC		
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Rob Mandhe	CCIBD	On file	On File
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Mike Novatny	Vornato/LES		"
Brian Harner	PC	"	on file
Mitch Sorano	VNO/LES		

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